

1. Purpose and scope of this memorandum

This memorandum summarizes a site survey performed July 5, 2018 to evaluate the condition of ADA mandated access at the Luddam's Ford Park in Pembroke Massachusetts. After a description of the site and site uses, recommended improvements are provided in Section 7, beginning on page 3.



2. Specific site

Luddam's Ford Park is small sparsely developed public area accessed from an at-grade gravel parking area on the west side of West Elm Street.

3. Name and location of site
a. Size and ownership

Several parcels of undeveloped land comprise the Park and surrounding area. The Park property comprises of approximately 34.0 acres on two parcels, one of which is owned by the Town of Pembroke (33.59 acres) and the other is owned by Eastern Edison Co. (0.41 acres). The Park itself is along the south side of the Indian Head river. The Town of Hanover has a park of the same name along the north side of the river. The river is dammed and forms a pond between the two parks. The Town of Pembroke property on which the Park is located extends to the east side of Elm Street, but is not developed. The property to the west of the Park is owned by the Wildland Trust of Plymouth and is called the Tucker Preserve; it contains 78.58 acres of both marsh land and wooded areas. The Tucker Preserve is accessed by a trail though the western portion of Luddam's Ford Park.

4. Existing condition of site
 - a. Existing uses
 - i. Primary (developed) uses

Luddam's Ford Park contains several picnic tables, a trailhead, a dam site and pond. These features are set in a grass area with scattered trees that make up roughly a quarter of the Park property. The rest of the property is wooded. Access from the parking area to the grass portion of the park is through a line of large boulders placed roughly 40 inches apart. Access to the dam, pond, and trailhead is across the grassy area.



- ii. Secondary (informal) uses

Informal uses and not formally identified may include fishing in the pond and river and picnicking. Direct access to the pond at the right abutment of the dam is provided by a narrow dirt path.

- b. Nature of development

Parking for Luddam's Ford Park is provided along the access road and in an at grade gravel lot of roughly 10,500 square feet and containing space for approximately 30 vehicles. No parking stalls are marked; no handicapped spaces are indicated. No restroom facilities are provided. No emergency telephone is provided.

- c. Surrounding land uses (including linkages to other parks)

The town of Hanover sits north of the site on the other side of the Indian Head River Reservoir. Tucker Preserve is to the west and the remainder of the surrounding land consists of mixed residential and agricultural uses.

5. Conditions of site
 - a. Approach, parking and signage

The Park is not well marked from the street. The parking area is not paved and contains no marking of parking spaces. The grassy area is accessed through gaps in the line of boulders and contains no developed pathway.

- b. Entrance and access to primary uses
 - i. Directional signage to primary uses: NONE
 - ii. Access to picnic tables, trailhead, fishing

There are no outdoor recreation access routes (ORAR) with in the entire site. In order for there to be access to the picnic tables, trailhead and benches, they need to be along a ORAR.

- c. Restroom facilities NONE
 - d. Emergency communication equipment NONE

6. Barriers that limit access to existing uses
 - a. Description of each barrier and nature of limitation
 - i. Lack of accessible surfacing. In order for a pathway to be considered an ORAR, the surfacing has to be accessible. Acceptable surfacing material include, concrete, asphalt, crushed stone, packed soil and soil stabilizer. The only pathways, aside from the trail surfacing, are informal open lawn, which is not considered an accessible surface.
 - ii. Lack of accessible parking spaces

7. Short term site improvements
 - a. Provide a stone dust pathway from the parking area to the trail head. Move the one accessible picnic table on site to a location that is accessible from the stone dust pathway.
 - b. An option for short term improvements to address the accessible parking space would include paving two spaces with room for an isle and add line striping indicating that handicap space. Access from the accessible isle to the ORAR is required.
8. Long term site improvements
 - a. Provide an ORAR from the stone dust path down to an accessible fishing/ viewing area.